

Some OBSERVATIONS upon the proposed Improve-
ments in, and near, the City of LONDON.

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THE City offered a Plan about five or six Years ago for a New Street from the *Mansion-House*, but it was a most extravagant one as to Expence, and Number of Houses that were to come down.

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BY the Plan now offered there will be only One Hundred ~~and Twenty~~ Houses to come down, very few Shops and good Houses, but many of them very bad, and in a ruinous Condition; to build on the Ground eighty to ninety Shops on each Side, making in the Whole One Hundred and Seventy to One Hundred and Eighty New Houses. There is the greatest want of Shops near the *Royal Exchange*, by Reason of many being taken down, necessarily to enlarge the Bank, which with the great want of Houses has made Rents and Fines near the *Royal Exchange* excessive.

THE great Number of Buildings now raised at *Marybone*, on the North, East, and West of this Metropolis, and Roads that lead to the Entrance of the City where *Moorgate* stood, and the narrow Passages from thence must evince the Want and Necessity of such an Opening.

GREAT Advantages will be the Consequence, by having such a Street; more and better Houses will be erected, the Burthen of the Land-Tax, Church and Poor's Rates lessened, and the Window-Tax improved: In a public View there will be less danger of Fire, and of its spreading; Benefits which will take Place near this New Street, where there is a great deal of vacant Ground, and the Rest wretchedly covered for the most Part.

The City of *London* will receive very great Benefits by such an Opening to their *Mansion-House*; it will make the City and that Building more healthy; there will be a greater Number of Inhabitants in or near the City, and Customers will be increased by such a good Passage; their Freehold and other Estates, which are very considerable, lying between the intended Street and the Prebendal Lands of *Finsbury*, will be advanced to double the Value.

THE Proposition is, to pay the City the Whole of the Nett Rent they are to receive for the Remainder of their Lease of the *Finsbury* Lands for sixteen Years to come; to pay the Prebendary a reasonable Fine, and a reserved rent; on the Parliament's giving Power to a Number of Persons as Purchasers or Possessors for a Term of Ninety-nine Years; to lett out the Ground to build Streets and Squares, the Whole of the *Finsbury* Estate consisting of above Ninety Acres, one Half at least of which is now vacant Ground, and is become a Nuisance; and the other Half so wretchedly covered, that most of the Houses are tumbling down; the Benefit and Profit that may be made in so letting out the Prebendal Estate of *Finsbury* Lands, will enable the Possessors to make ample Satisfaction to all those who have any concern in the Houses that are to be taken down for the New Street, and such an Opening will greatly improve the *Finsbury* Land, and will be found to Answer, tho' attended with an Expence of Thirty Thousand Pounds or upwards. Surely the City being obliged to give up, for this great public good, the Remainder of their Lease cannot be thought so great a Hardship as dispossessing a private Person of his Freehold or Habitation, which must be done for the Opening of a Street, and should be submitted to whenever it is for the good of the Public.

THERE will be built soon on the vacant Ground of the *Finsbury* Estate, which will be of great Benefit to the City, tho' not within their Limits, suitable Houses for the Magistrate to the lowest Class of Inhabitants, and Thousands may be accommodated who want Houses in or near the City, at moderate Rents.

The Improvements of the City Road will justify the present Application to Parliament; and that there may be a Set of Gentlemen who will manage this great Business with Zeal, to deserve being honoured with the Approbation of every well-wisher to the Prosperity of the Trade, Splendour and Reputation of *Great Britain*.

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